

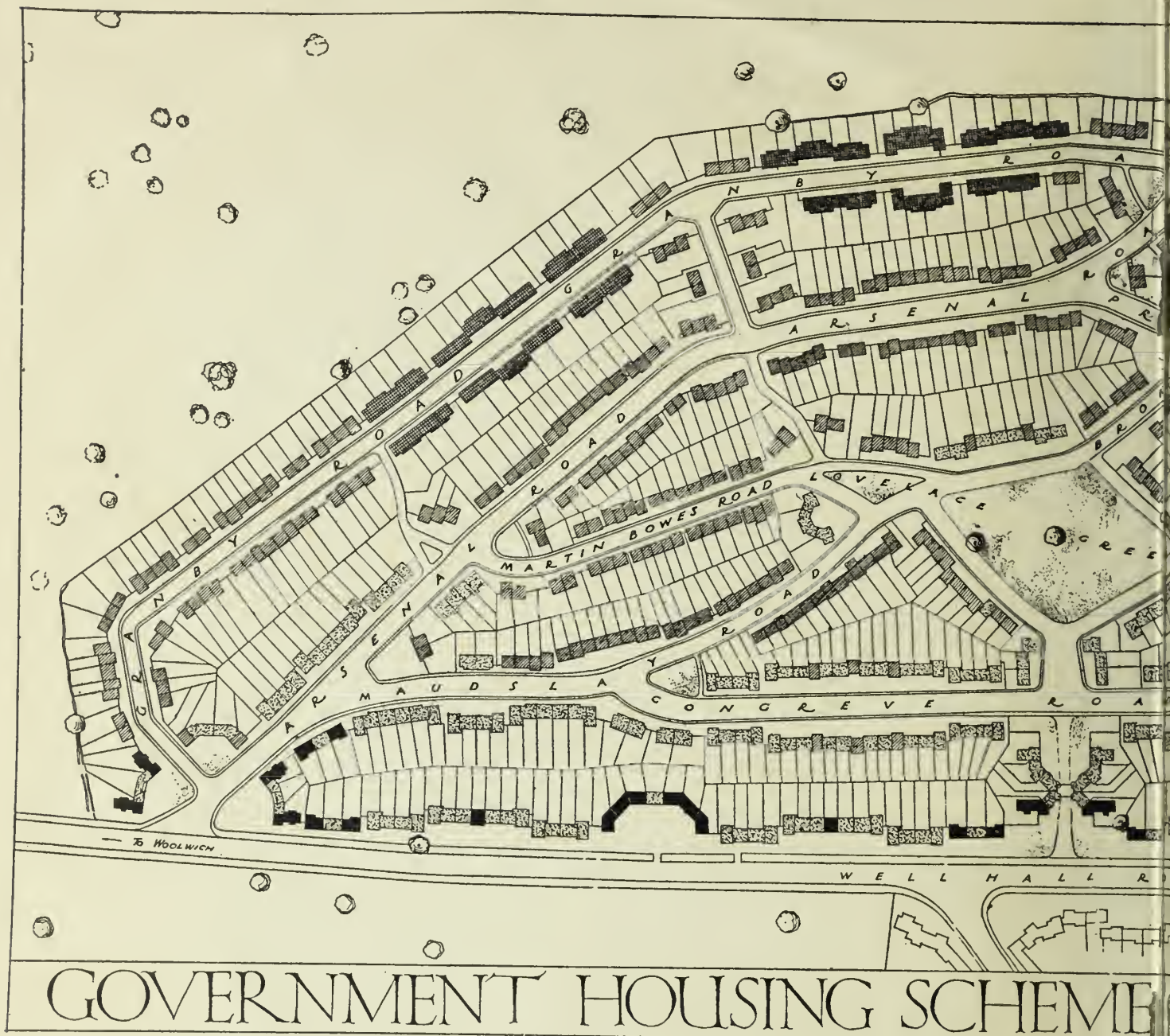
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GOVERNMENT HOUSING SCHEME



WELL HALL is only one of the British Government's housing operations. It is situated about a mile from Woolwich and is a complete new development. It consists entirely of permanent dwellings for workmen. There are four types of houses of from two to four rooms with bath, the rentals ranging from seven shillings to fifteen shillings and sixpence a week. There have been built some sixteen hundred houses, all of the best materials available, and the design has preserved the traditions of English rural life. Mr. Ewart G. Culpin, Secretary of the International Garden Cities and

Town Planning Association, whose article in the April Journal dealt with the application of town-planning principles to the new housing developments of England, writes that he believes Well Hall to be "easily the first thing in cottage plans and elevations for the whole world." This statement is perhaps capable of a wrong interpretation, for it is evident that the plans would not suit living conditions in the United States; but, from the point of view of a great housing undertaking deliberately undertaken by a Government and guided by experts to yield the maximum advantages consistent



GOVERNMENT HOUSING SCHEME

with a given mode of life, Well Hall is undoubtedly entitled to rank where Mr. Culpin places it.

Of primary importance in the consideration of the underlying reasons which led to the building of Well Hall is the fact that in spite of urgent necessity it was decided to make it a permanent enterprise rather than a merely temporary one. This has been the consistent policy of the British Government, except where

urgency made it impossible to wait upon permanent construction, for the difference in cost between permanent and temporary work is measured by a small margin, and it was decided that it would be folly to throw away money upon makeshift expedients. Possibly this decision was also influenced by the knowledge that nothing is harder to be rid of than a temporary building. We believe that the shacks built at the time of the flood emergency in Galveston

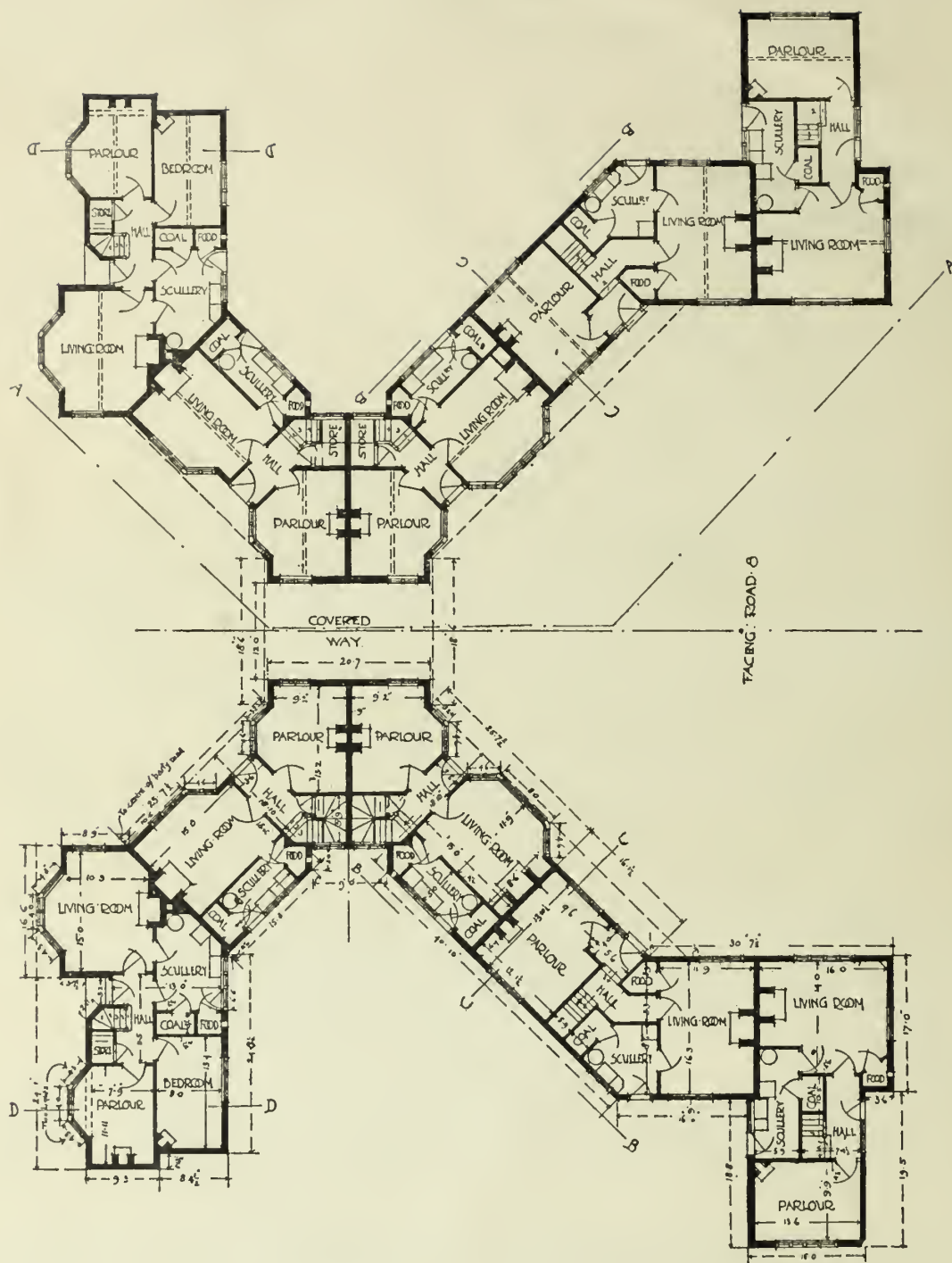
WELL HALL



are still doing duty as slums, and such is the usual experience with temporary buildings. In cases where the British Government could not spare the time necessary to build permanently, huts of a temporary or semi-temporary character were constructed, either of concrete slabs or wooden framing. These were three in type and, as built at East Riggs, another important housing development, will be illustrated and described

in the October Journal, which will also contain a list of references on Industrial Housing.

In addition to these purely housing operations, the Government has erected stores, halls, and other public buildings necessary for a good-sized town; in one case there were provided bakeries, a central kitchen, laundry, schools, churches, and all the usual accessories of community life.



Ground Floor Plan.

GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
Group facing WELL HALL and CONGREVE ROADS, 1st and 2nd Class.

*H. M. Office of Works,
Westminster,
London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
Entrance Group in WELL HALL ROAD, East Side.

*H. M. Office of Works,
Westminster,
London, S. W.*

Social. 14 Jul 18 Nat. Housing Assoc. membership



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
View in WELL HALL ROAD Looking South.

*H. M. Office of Works,
Westminster,
London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
A Group in WELL HALL ROAD Looking South.

*H. M. Office of Works,
Westminster,
London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH, 1915.
View in WELL HALL ROAD Looking North.

*H. M. Office of Works,
Westminster,
London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
Crescent near Station in WELL HALL ROAD.

*H. M. Office of Works,
Westminster,
London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
View in ROSS WAY Looking East.

*H. M. Office of Works
Westminster,
London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
View in ROSS WAY Looking West.

*H. M. Office of Works,
Westminster,
London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
WHINYATES ROAD *from* ROSS WAY *Looking South.*

*H. M. Office of Works,
Westminster,
London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
A Group in WHINYATES ROAD Looking North.

*H. M. Office of Works,
Westminster,
London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
Block of Houses in PHINEAS PETT ROAD.

*H. M. Office of Works,
Westminster,
London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
SANDBY GREEN *Looking North.*

*H. M. Office of Works,
Westminster,
London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
LOVELACE GREEN *Looking North.*

*H. M. Office of Works,
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London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
Pair of Cottages in LOVELACE GREEN.

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London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
View in ARSENAL ROAD Looking South.

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Westminster,
London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
CONGREVE ROAD (*Boughton Road Crossing*) Looking South.

*H. M. Office of Works,
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London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
Junction of CONGREVE ROAD and MAUDSLAY ROAD Looking North.

*H. M. Office of Works,
Westminster,
London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
View in CONGREVE ROAD Looking North.

*H. M. Office of Works,
Westminster,
London, S. W.*



GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
Group of Houses in DOWNMAN ROAD.

*H. M. Office of Works,
Westminster,
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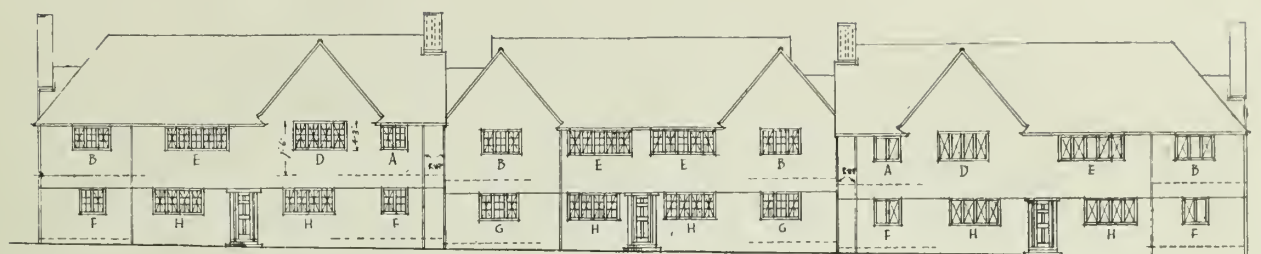
GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
View of GILBORNE WAY Looking West.

*H. M. Office of Works,
Westminster,
London, S. W.*

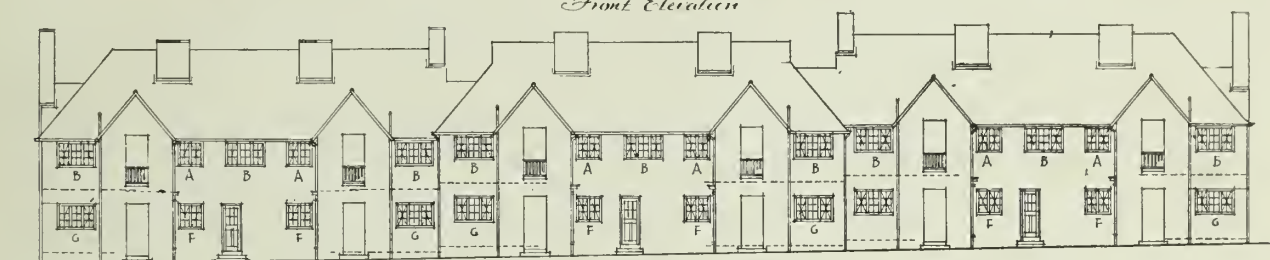


GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH. 1915.
View in DICKSON ROAD Looking East.

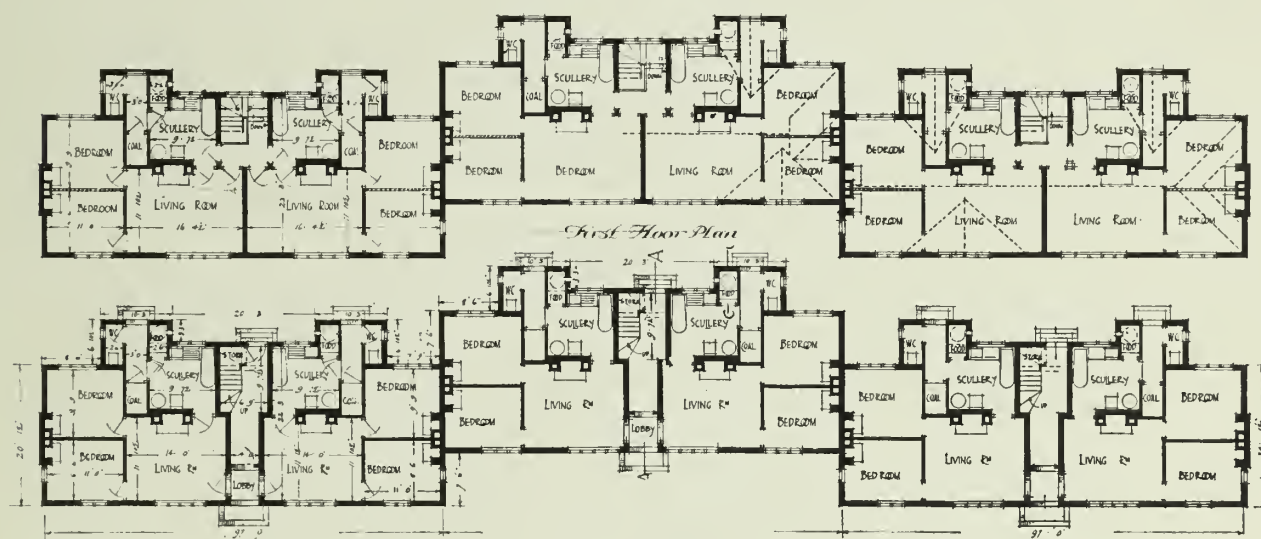
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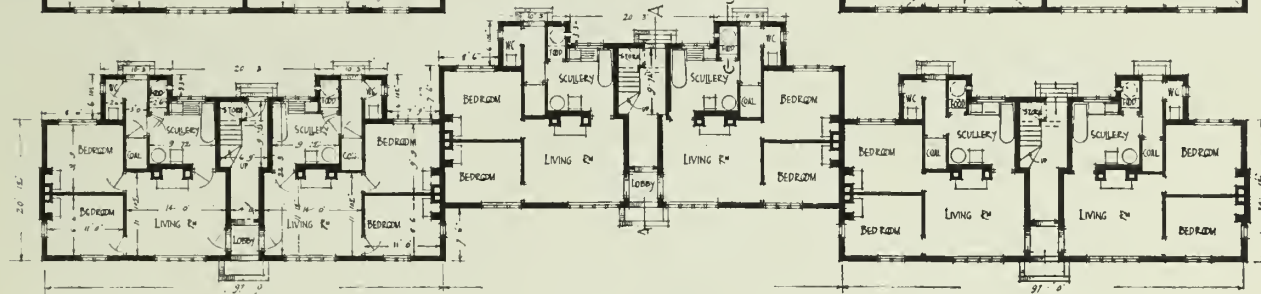
Front Elevation



Back Elevation



First Floor Plan



Ground Floor Plan

GOVERNMENT HOUSING SCHEME,
WELL HALL, WOOLWICH 1915.
Block of Flats, GRANBY ROAD, Class IV.

H. M. Office of Works,
Westminster,
London, S. W.

Multi-Family *versus* Individual Houses

By HENRY ATTERBURY SMITH

NEARLY all our cities are built upon unscientific exploiting systems, a good deal as we encourage the sale of liquor to gather a tax, and then have all sorts of reformatories and asylums to care for the victims.

Most buildings that house the masses are built to sell, and so they are built shoddily and only as good as they must be in direct proportion to the building laws and municipal supervision. The idea of building real well never enters the head of the building promoter, who may not be a builder at all. In fact, usually he is a storekeeper or trader who sees far more profit in selling a building than he does in selling clothes or suspenders, because the amount involved is larger and the purchaser is more ignorant. He is usually in league with a loan man or institution, which latter, I am sorry to say, is frequently a savings bank. But usually the loan is sold as soon as the building, and so the two original partners step out immediately and turn the project over to two other innocent people, who try from then on to squeeze an income out of a rotten machine which gets worse and worse rapidly until a few years after, health boards order the premises vacated.

New York, proud New York, the self-appointed example to the rest of the states, not only allows but recommends this miserable type illustrated below.

What are we architects to say about such a thing; calmly let it pass, or protest? If we cannot suggest something better, we are grossly incompetent or indifferent.

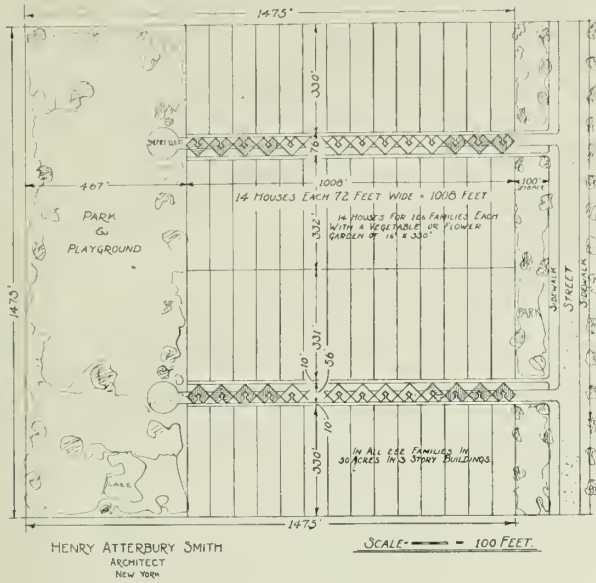
Now, again, how about all this stuff about the individual house for the employee in the industrial town? Have you ever seen the result, reader; have you ever pushed down to the fundamentals of this talk; have you ever studied the balance-sheet to see if the truth is being stated? Are you sure the lowest paid in the factory are being housed at all or are they boarding, rooming, or crowding? If not, they soon will be. How can the lowest incomes afford to sustain those individual public utilities which our knowledge of health demands? In cold climates how can each family shovel coal, or in warm, have

enough energy left after a day's work to look after plumbing, shutters, gutters, and leaders? Why should we foist all this work and repairs upon the individual occupant—the stitch in time to save nine—when he or she or both have had a hard day's work in the mill or factory or mine, and who are supposed to have a family of children besides? The answer is to be found in the word exploitation at times, for it has been soberly brought to the writer's attention that a long-time obligation, like a fifteen-year mortgage upon the workman's cottage, has a tendency to keep the operative in the factory organization. He is less likely to strike or leave if he has paid something on his house. When it is not wilful exploiting then it is gross ignorance and lack of imagination or sympathy, for how can the general run of house occupants know how to take care of their real estate in such a manner as will cause it to last and not become a source of expense? Even the most intelligent of us seem not to understand how to make a house hold out year after year. No, the answer is a multi-family house, with expert repair men constantly on the job, men who like such work, just as



A BAD TYPE THAT GIVES A BAD NAME TO THE MULTI-FAMILY HOUSE, BUILT BY THE MILE THIS YEAR IN GREATER NEW YORK

MULTI-FAMILY VERSUS INDIVIDUAL HOUSES

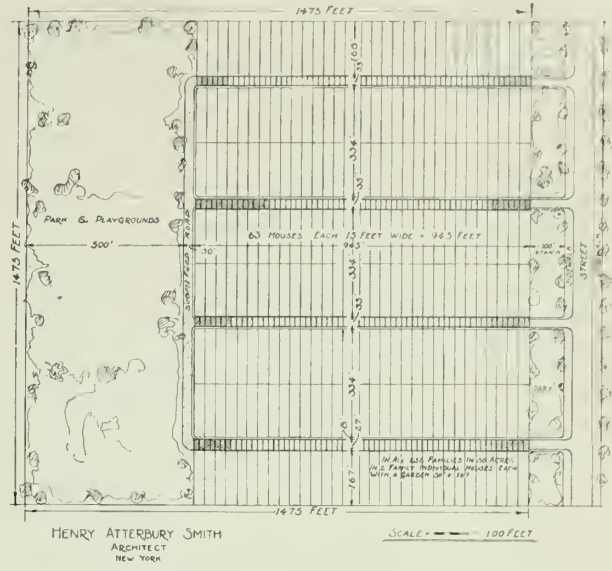


Sawtooth Economic Open Stair Type, Three Families to a Floor, Three Stories High, Nine Families to a House or Staircase. 252 Families in All, in 50 Acres

EACH OF THESE HOUSES HAS THE SAME NUMBER OF FAMILIES, EACH FAMILY HAVING FOUR ROOMS AND A BATH; CONDUCTIVE TO ECONOMICAL STEAM HEATING AND APPLICATION OF OTHER PUBLIC UTILITIES

other men, like myself, hate it—one man a tinsmith and plumber, another a painter, another man to take away the garbage, say twice a day, and burn it in an incinerator to produce hot water. We shall also want women to collect the rent and coöperate with the families in regard to their varying necessities.

Then we get as true efficiency in the life of the factory families outside the factory as we do inside, and the occupants can buy the stock of the housing company and be represented upon the board of directors or they can in time be the sole managers.



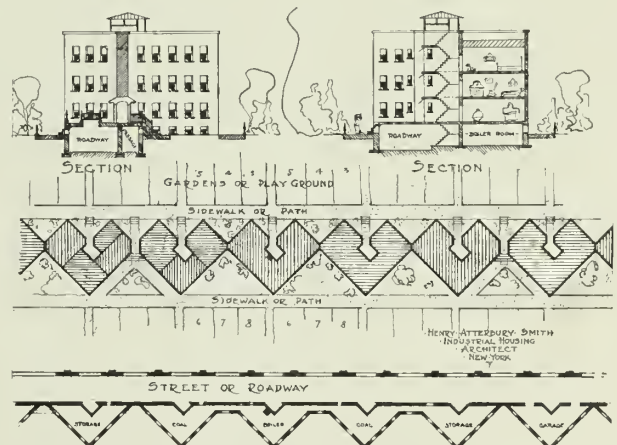
Linear Streetless Type, Exact Duplicate of Philadelphia Terrace, 4 Rooms and Bath, House 27' by 15' Broad. 252 Families in All, in 50 Acres

The multi-family house is thought to bring about congestion, but it is a very idle, immature thought that jumps to such a conclusion. Property restrictions are usually in vogue in some form or other, even with an individual house scheme. It is quite feasible, without a strain on one's mentality, to imagine that a similar restriction could be made regarding a multi-family house scheme.

Let us limit the number of families per acre, and let us induce some kinds of families on some acres and other kinds on others, according to the type and finish of the buildings, or the



PERSPECTIVE AND DETAILS OF SAWTOOTH ECONOMIC OPEN STAIR TYPE



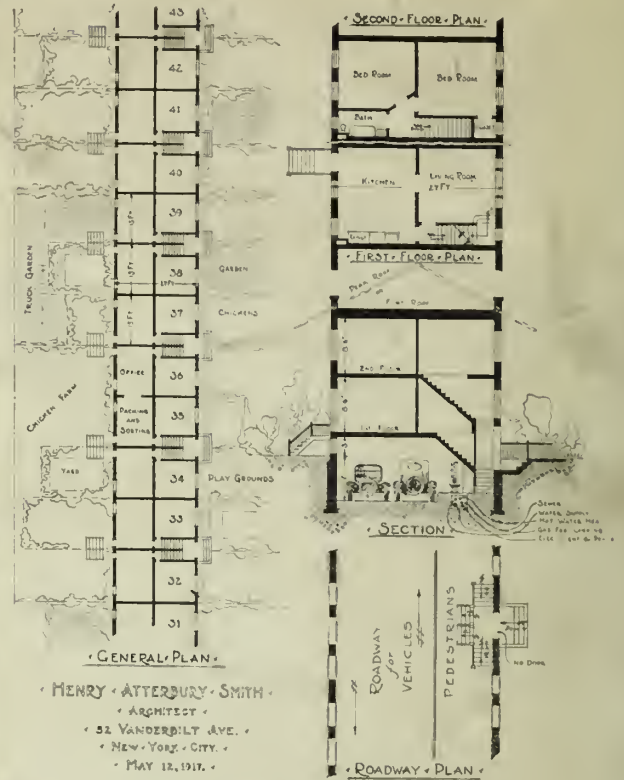
THE JOURNAL OF THE AMERICAN INSTITUTE OF ARCHITECTS



NON-COMMUNICATING ECONOMIC OPEN STAIRS, WEATHER PROTECTED. INTERCOMMUNICATION, INFECTION AND CONTAGION REDUCED TO A MINIMUM

character of the probable occupant. What shall that limit be? It will vary, no doubt, according to conditions, but let us assume that it is to be five families to the acre, a very roomy layout (8,712 square feet to a family, 100 x 87), provided we don't waste a lot of the ground in streets and pavements (for the convenience of the tradesman), the maintenance of which becomes a heavy tax upon our resources, and the danger of which to our children is proverbial. Let's away with the street entirely; it may be of great interest to the engineer—curbs, sidewalks, grades, fills and cuts, sewer and water out under the roadway in an inconvenient place to connect and repair—but to an architect the roadway is a means to an end, and one of very doubtful value.

Let us study a layout of a square plot of, say 50 acres, and I will leave the solution of that plot to anybody else who wants to submit in a following article how he would improve matters by covering the property with an identical number of individual homes, or semi-detached, or triple or quadruple, or any other kind of a make-shift, including the world-renowned terrace



DETAIL PLANS AND SECTION LINEAR STREETLESS TYPE

type that makes Philadelphia and Baltimore famous. I submit two types: both multi-family, coöperative types; both having their heating, sewage, domestic hot water, lighting, power (for sewing and other light machines) provided from central plants; both having repairs done by experts who do nothing else; both assuring rent is paid just as taxes; and both giving the occupant every opportunity to become an owner of the stock with a voice in the management.

The two types I suggest are the "sawtooth economic open stair" type and the linear type suggested by Mr. Stephen Lengyel and Mr. Edgar Chambless, respectively. In certain cases, one type will be preferable to the other, depending on the contour and shape of the property and other conditions such as proximity to the central plant. In the sawtooth type the heating plants can economically be distributed, one to each 75, 100, or 125 families, and can be contained right in the basement. In the linear type the heating plant and sewage system are a little more difficult, but other considerations keep the comparison very close.